

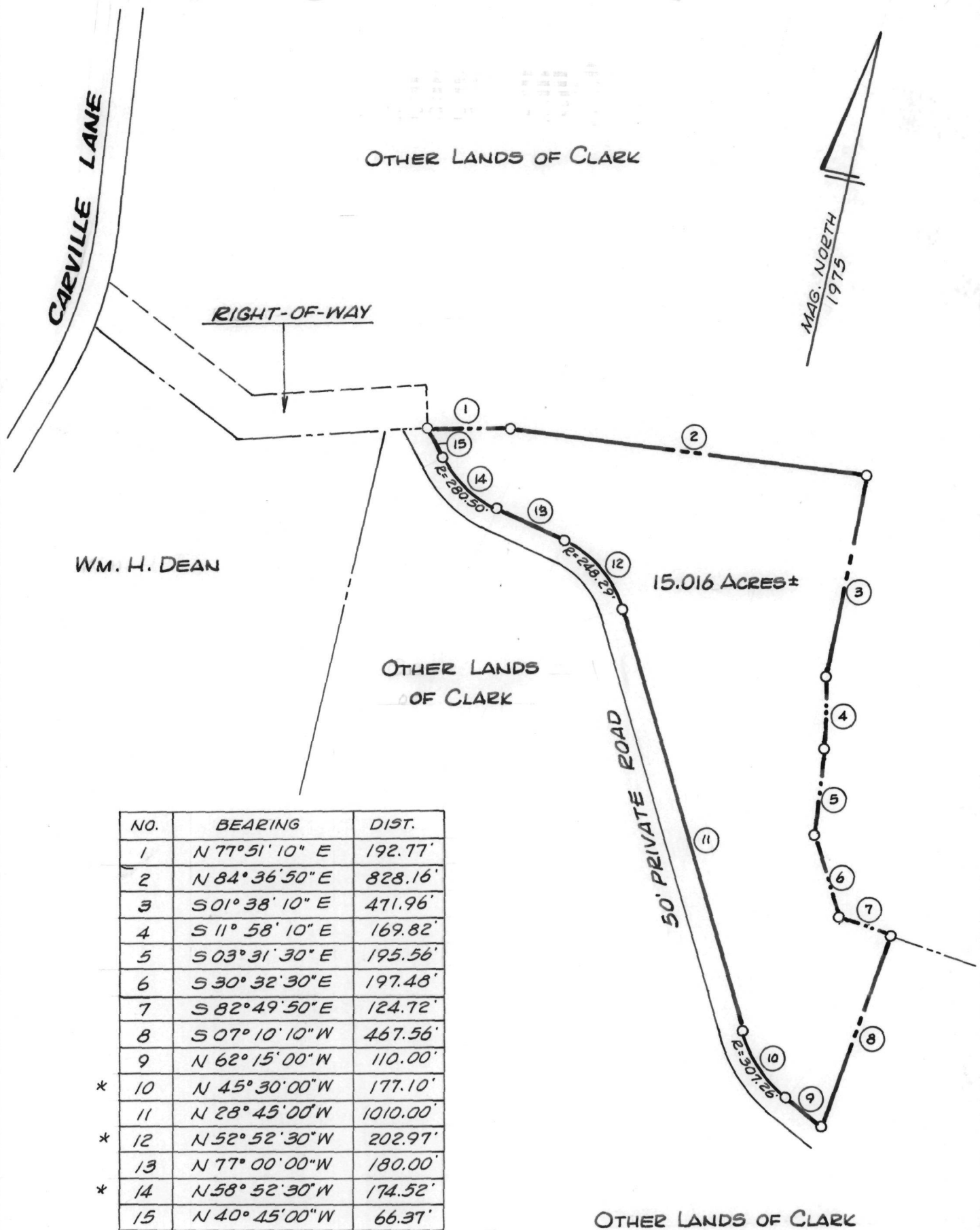
DESCRIPTION OF A PART OF THE J. WILSON CLARK LANDS, SIXTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a concrete monument at the northwest corner of the herein described lands, said point being the northeast corner of the lands of William H. Dean lying east of Carville Lane; and running, thence, by and with a new division line between the herein described lands and other lands of Clark, generally following the edge of a woods, the eight following courses and distances: (1) N 77 51 10 E - 293.01' to an iron pipe, (2) N 84 36 50 E - 828.16' to an iron pipe, (3) S 01 38 10 E 471.96' to an iron pipe, (4) S 11 58 10 E - 169.82' to an iron pipe, (5) S 03 31 30 E - 195.56' to an iron pipe, (6) S 30 32 30 E 197.48' to an iron pipe, (7) S 82 49 50 E - 2170.41' to an iron pipe, and (8) S 69 14 40 E - 379.90' to an iron pipe and the lands of Frank L. Beaver; thence, by and with said Beaver lands S 18 05 50 W - 317.57' to a stone and S 60 29 50 E - 319.52' to a stone and the lands of James G. Fitzgerald; thence, by and with said Fitzgerald lands S 28 50 40 W - 205.87' to a concrete monument and the lands of Gary James; thence, by and with said James lands S 47 38 W - 1107.93' to a concrete monument and the lands of Lillian M. Jump; thence, by and with said Jump lands N 84 22 30 W - 1881.28' to a concrete monument and S 01 11 20 W 838.78' to a stone and the lands of William H. Dean; thence, by and with said Dean lands N 46 52 10 W - 1607.08' to an iron pipe and N 0 31 30 E - 2211.00' to the place of beginning. Containing in all 165.426 acres of land, more or less.

Together with a right-of-way from Carville Lane to the above described lands, more particularly described as follows: Beginning for the same at a stone on the east side of Carville Lane (50' wide), said point being a corner for the lands of William H. Dean and a corner for the lands of J. Wilson Clark; and running, thence, by and with said Dean lands S 64 27 E - 422.73' to an iron pipe and N 73 52 40 E - 345.24' to a concrete monument, the beginning point of the above description; thence, by and with the first line of said description N 77 51 10 E - 100.24' to an iron pipe and a new division line between the herein described lands and other lands of Clark; thence, by and with said new division line N 16 07 20 W - 106.95' to an iron pipe, S 73 52 40 W - 407.18' to an iron pipe, and N 64 27 W - 424.83' to an iron pipe on the east side of Carville Lane; thence, by and with the east side of said road, along a curve the chord of which is S 03 40 20 W - 107.75' to the place of beginning. Containing in all 1.959 acres of land, more or less.

September 3, 1975.

William R. Nuttle.

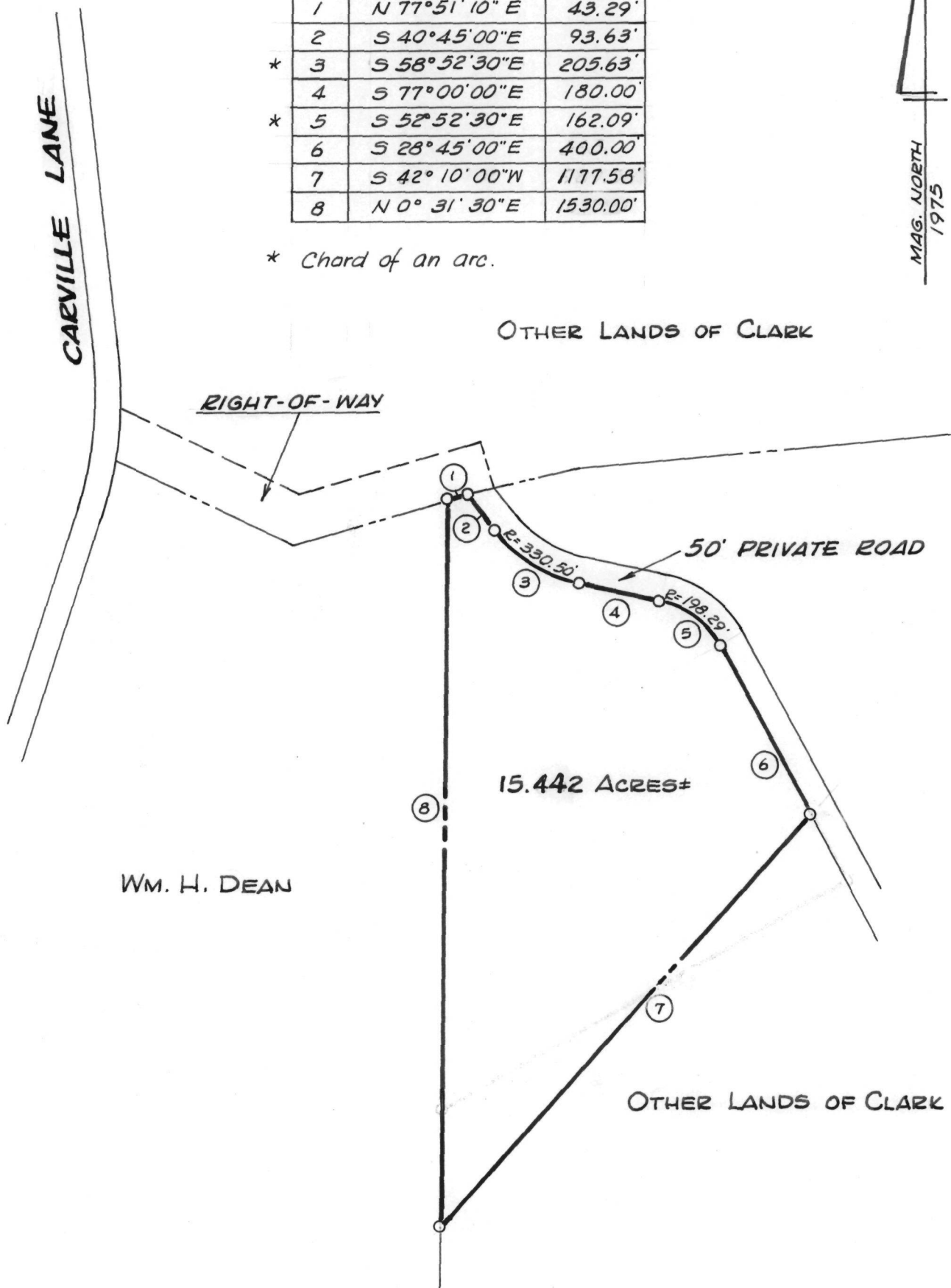


* Chord of an arc.

PLAT OF PART OF THE
J. WILSON CLARK LANDS
 6TH DISTRICT, QUEEN ANNES CO., MD.
 Scale 1"=300' Dec. 1978.
 William R. Nuttle, Reg. Surveyor
 Chestertown, Md.

NO.	BEARING	DIST.
1	N 77° 51' 10" E	43.29'
2	S 40° 45' 00" E	93.63'
* 3	S 58° 52' 30" E	205.63'
4	S 77° 00' 00" E	180.00'
* 5	S 52° 52' 30" E	162.09'
6	S 28° 45' 00" E	400.00'
7	S 42° 10' 00" W	1177.58'
8	N 0° 31' 30" E	1530.00'

* Chord of an arc.



PLAT OF PART OF THE
J. WILSON CLARK LANDS
6TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=300'

Dec. 1978

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

CWC 83/326 - Judith Whitby to Katherine Emala
Parcel 1 - Well Done Division of Landsdowne or Wrightson
L. Lowe Farm etc. - see Jeroy copy

WFW 3/10 - "Secondly"

Tract on S side of rd from Carville Station to Hope
being part of "Wilmer Farm" in NW cor. of same, adjoining
Home Farm of Eliz. Catherine Lowe

Begin E rd. opp stone (boundary stone between 2 farms
belonging to W.L. Lowe

Same as
Parcel 3

w/ div line ~~S45~~ $50^{\circ}45'W$ - 41.6 to stone in branch

$574^{\circ}45'E$ - 8.3 to persimmon tree

$N76^{\circ}E$ - 23 to stone

$N35^{\circ}E$ - 22 to E rd. opp stone

w/2 rd $N64^{\circ}30'W$ - 47.32 to begin

7.4 acres

CHT 6/565

Begin stone 68 p. from N end of 9th line of Landsdowne
or No 1 as shown in survey by James W. Thompson

w/ 9th line $S47^{\circ}34'W$ - 88¹¹²² to stake $S66^{\circ}34'E$ - 2 p from large
stone on line between herein and Handy Robinson

$N66^{\circ}34'W$ - 46.4^{765.6} to stone on line of Sudeer Tolson

w/same $N01^{\circ}4'E$ - 48.8^{805.2} to marked tree

$S85^{\circ}34'E$ - 106.48^{1756.92} to begin

28 acres.

JW 6/358

Begin inter E rd. & R.R. tracks

$S84^{\circ}W$ - 101²

$N27^{\circ}E$ - 800

$N84^{\circ}E$ - 134

$S27^{\circ}W$ - 550

South 210

$S84^{\circ}W$ - 142 to begin

PLOTTED

PLOTTED

WFW 409

Begin stake at NW cor of RR lot

w/RR S 30°W - 136.3'

w/new line N 73°15'W - 276.5

" N 15°50'E - 250 to James T. Earle

PLOTTED

w/Earle S 86°45'E - 421 to pt. 36.8' from E of E/W of RR.
this pt. being center of Carville to Ashland Rd.

w/E rd. S 30°W - 215

w/RR lot N 79°20'W - 49 to begin
2.31 Acres

WFW 527

Begin walnut tree along W side pub. rd

w/w side rd. S 08°45'E - 91.4 to Handy Robinson

PLOTTED

w/Robinson N 66°30'W - 20.3 to stone, cor. of Lone &
Robinson farms

w/Robinson N 02°45'E - 81.6 to begin
4.7125 Ac.

JFR 2/322

Begin on boundary line of RR & rd. at cor.

Thomas Cannery property nearest pub rd. from Centerville
to Hope

w/RR property twds Hope Rd. 160'

thence st. line to cedar tree on line of Dr. Madison

Brown farm of Harry Covington

w/ same to Earle Bishop (Shallerson farm)

w/ same to Thomas Cannery

" to begin

Being part of WFW 3/10 (?)

TSP 33/35 - Theodore Fletcher to Com. Dean 1957

Being WHC 2A/289 - same description - survey by
L.R.R. Curtis of Falmouth Va. Dec. 23, 1935 (just
prior to conveyance)

Being BHT 13/441 & BHT 13/161

BHT 13/161 - same descrip as BHT 9/541 (see additions)

BHT 13/441 - 428 acres 2 R. 8 p. - being Parcel 1 in JFR 1/181

Begin stone in woods marked W.W. (letters on opp. sides)

N 11° 15' E - 11, 181.5

East 15 247.5

North 118 1947

S 70° W - 20 330

N 71° W - 44 726
3135

N 01° 30' E - 190 to main road.

"to place of beginning"

Parcel 2 - Boughts Chance

Begin post 520° E - 12 p. ¹⁹⁸ from end of 6th line

S 06° 30' E - 186.5 3077.25

N 73° W - 183 3019.5

N 72° E - 52 858

East 20 330

North 115 1897.5

East 84 to begin
1386

Could not
find plat

Plot this up and
overlay

726
429
297

44
26
18

BHT 9/541 - conveyance to settle line with Handy Robinson

Begin stone marked R & T #1 set in Tolson fence line
(to find this stone begin in E rd. on 5th line of Parvis plot
and run $S 69^{\circ} 4' E - 26$, $N 372^{\circ} 1' 4'' E - 19.72$ to stone #1

PLOTTED

then runs south $S 02^{\circ} 1' 2'' E - 134$ to stone at foot of hollow gum

(said tree stands $S 76^{\circ} E - 7.44$ p from large stone *

$S 51^{\circ} 4' E - 97.40$ to stone #3 marked R & T set in

Tolson line about 6⁹⁹ p. W of Robinson line

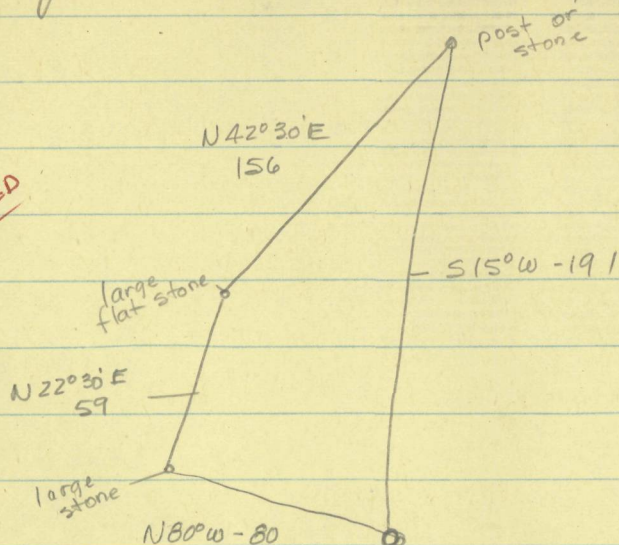
This plot contains 14 acres \pm , also conveys all
right in 26 acres in dispute.

* This stone as marked on Parvis Plot (1905) is East 23 p.
from W.W. said to be beginning stone of whole tract.

2	3	16	9	9	3	3
8	7	24	7	3	20	25
2	4	0	0	0	5	5
8	2					

James - CWC 64/177 - see plat BHT7/497

PLOTTED



Fitzgerald - CWC 64/170

Tract of woodland known as "Woodland of Guilford or Guilford's Addition"

PLOTTED

Begin at end of $56\frac{3}{4}$ p. on 13th line of original tract owned by Henry E. Wright

w/ lands sold off of Guilford $S 67^{\circ} 30' E - 58\frac{1}{2}$

$50^{\circ} W - 152$

West 80

$N 14^{\circ} 30' E$ to begin

60 acres 3 Roods

(See JW 8/119)

Together with 14' easement extending from Cent - Hope Rd. with common boundaries between "Starr or Pasin farm" and Frank J. Emala and extending 25' along common boundary between Starr farm and Woodland of Guilford
Note - Apparently this E/W runs over the Starr farm and not the Emala farm.

Subject to 25' E/W reserved by grantor extending from begin pt. and binding on last line of above description

2409
S11°30'W - 146 to Stone

S67°30'E - 19½ 321.75

S15°W - 13 214.5

2574
S42°30'W - 156 to Stone

940.5
N72°W - 57 to marked oak

N03°30'W - 161 2656.5

N08°W - 54 891

N71°E - 13½ 222.75

Dean TSP 33/35

--- w/edge state rd $578^{\circ}53'E - 462$ to west edge put rd.
leading from Circle to Cent-Ruth Rd

w/wedge rd. $505^{\circ}30'W - 1659$ to stone

$507^{\circ}31'E - 1654$ to pt in line with wedge rd.

but is in E rd. at curve, marked
by stone on E side

w/ Tolson farm $566^{\circ}13'E - 434$ to stake in old stump

$N73^{\circ}34'E - 325$ to stone

~~515~~ $50^{\circ}15'W - 1907$ to hollow gum

$550^{\circ}07'E - 1624$ to stake in line of Tolson
and Harry Jump.

w/ Jump. $50^{\circ}30'E - 329$ to stone w/ "x"

$566^{\circ}20'E - 780$ to large marked W.O. & stone

$526^{\circ}02'W - 964$ to stone & pine tree

Beaver NBW 2/510

Begin @ Cent-Hope Rd. opp stone on div.

line between herein and R.E.C. Lowe

w/ Lowe $516^{\circ}W - 145.5$ to stone along woods rd.

$562^{\circ}30'E - 50.2$

$572^{\circ}E - 80.75$ to stone at edge field - marked
"D.N. 1880"

$N88^{\circ}E - 37.5$ to stone "D.N."

$502^{\circ}15'W - 112.4$ " " " near red oak

$585^{\circ}E - 59.5$ to cor. Wakefield Woodlot "B"

$N04^{\circ}E - 119.6$ to stone along field

$N84^{\circ}45'E - 50$

Crook CWC 35/561

Parcel 1 - Part of tract called "Lansdowne or the
Benebrink farm" on north side Cent-Roe Rd.

123 acres 1 road 32 p.

Marion B. Wilson
CWC 60/583

Michael G. Lamelza
CWC 79/287
370 Ac.

MAP 36
MAP 45

Jesse J. Crook
CWC 35/561
122.95 A.

Katherine Emala et al
CWC 83/326
186 A
1st Parcel

MD. 305
3rd Parcel

MAP 45
MAP 46

Wm. H. Dean
TSP 33/35

Wm. J. Emerson
CWC 60/251
7.97 Ac

CARVILLE
LANE

2nd Parcel

Emala
CWC 83/326

Frank L. Beaver
NBW 2/510
283 Ac.

Lillian M. Jump
O.C.
1st Parcel
28A
P. 32

Jas. G. Fitzgerald
CWC 64/170
60.78

Gary James
CWC 64/177
57.11 A.

47 - Donald Webster CWC 78/498 - 1.00 A. ✓

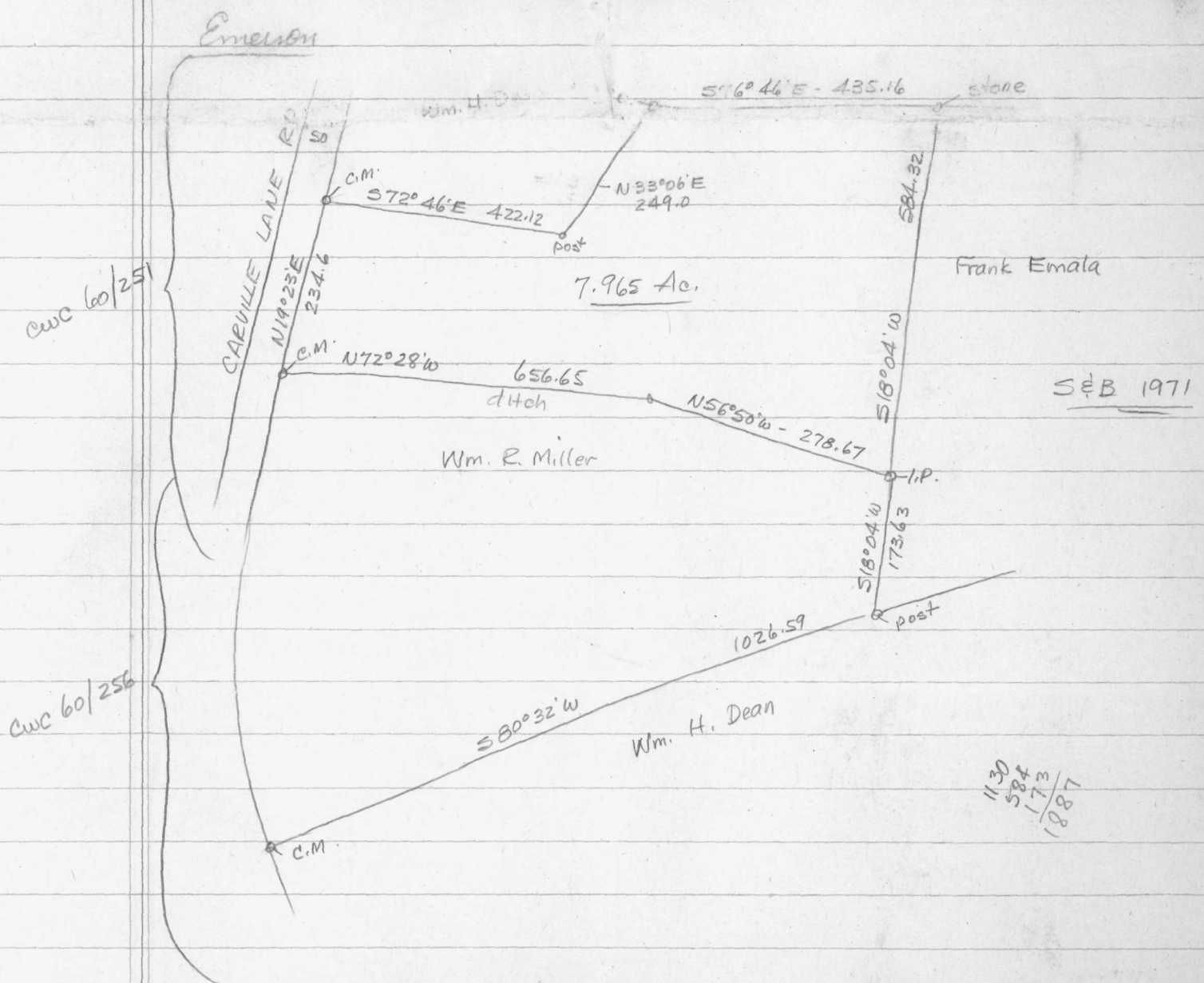
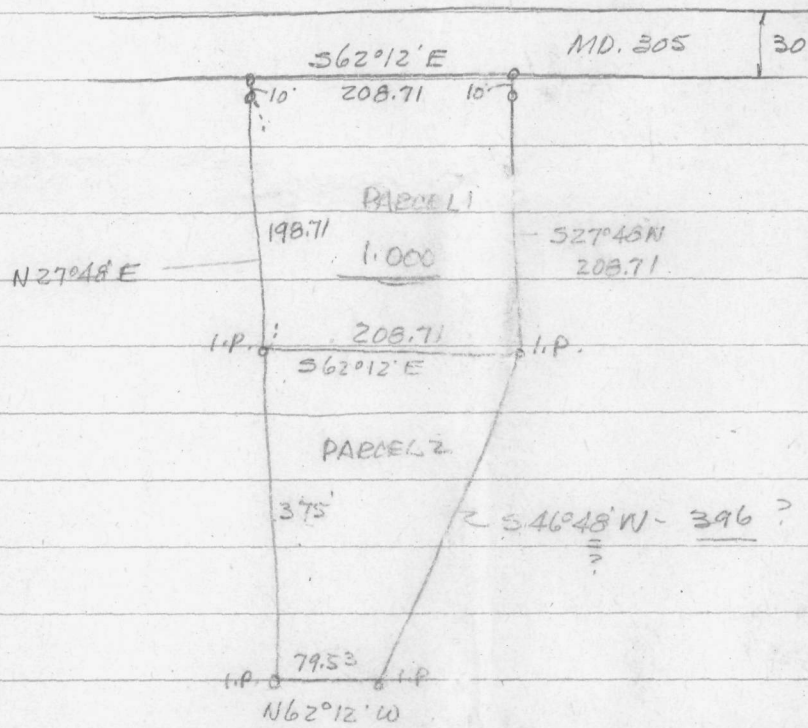
14 - Wm. J. Emerson CWC 64/205 10.10 A.

23 - Agrico Chemical Co. CWC 31/31 - 3.95 Ac. ✓

4.287 acres
Nuttall survey 190

Check part in RRE

Webster CWC 78/498 - see plat by McCrone in CWC 52/563
conveys only Parcel 1.



This DEED, made this day of January, 1975, by
JAMES E. THOMPSON, JR., and JACOB YOSEF MILIMAN, Trustees

WITNESSETH, that

WHEREAS, by a Decree of the Circuit Court for Queen Anne's County, passed on October 4, 1974, in the case of Katherine Emala et al. versus Robert F. Emala, et al. (being Chancery Cause #5560), we the said James E. Thompson, Jr., and Jacob Yosef Miliman were appointed trustees to sell the land decreed to be sold, and have sold the same to J. Wilson Clark, who has fully paid the purchase money therefor;

NOW, THEREFORE, in consideration of the premises, we the said James E. Thompson, Jr., and Jacob Yosef Miliman, Trustees, do grant unto J. Wilson Clark, his heirs and assigns, in fee simple, all the right and title of all the parties to the aforesaid cause in and to the following described property:

PARCEL ONE

ALL that tract of land or farm known as "The Well Done Division of Landsdowne" and more recently known as the "Wrightson L. Lowe Farm", or by whatsoever other name or names the same may be called or known situate, lying and being in the Sixth Election District of Queen Anne's County, State of Maryland, on the right side of the public road leading from Centreville to Hope adjoining the lands of the late Sudler C. Tolson and the lands of the devisees of the late William McKenney, and described as follows, to wit:

PLOTTED
BEGINNING for the same in the aforesaid public road opposite a stone placed where the said land of the late Sudler C. Tolson joins the land hereby conveyed, and running with said road South 67 degrees East 53 perches, thence South 57 degrees East, 52 perches, thence South 58 degrees East, 47 3/4 perches, thence South 74 degrees East 41 1/4 perches, thence South 77 degrees East, 12 perches, thence South 11 degrees 30' West, 146 perches to a stone, thence South 67 degrees 30' East, 19 1/2 perches, thence South 15 degrees West, 13 perches, thence South 42 degrees 30' West, 156 perches to a stone, thence North 72 degrees West 57 perches to a marked oak tree, a corner of the land of the late Sudler C. Tolson, thence with said land North 3 degrees 30' West, 161 perches, thence North 8 degrees West 54 perches, thence North 71 degrees East, 13 1/2 perches, and thence North 1 degree West, 131 1/2 perches to said place of beginning, containing 298 acres of land, more or less.

SAVING AND EXCEPTING therefrom the following property:

1. That part of the land designated and described as "Secondly" containing 7.4 acres conveyed by deed from Robert E. C. Lowe, et al., to Sudler C. Tolson, dated February 5, 1913, and recorded in W.F.W. 3, folio 10, of the Land Records of Queen Anne's County.

2. That part of a tract containing 28 acres, more or less, more

particularly described by metes and bounds in deed from Robert E. C. Lowe and wife to Archie Roe dated June 15, 1927, and recorded in Liber B.H.T. 6, folio 565, of the Land Records aforesaid.

SUBJECT, to the legal operation and effect of a right of way from James Ferrick, et al., to the Town Commissioners of Centreville, dated February 4, 1950, and recorded in Liber N.B.W. 8, folio 112, of the Land Records aforesaid. Subject, also, to the legal operation and effect of a right of way granted to The Chesapeake and Potomac Telephone Company of Maryland by George W. Ross et al., dated September 28, 1920, and recorded in Liber J.F.R. 5, folio 371, of the Land Records aforesaid.

BEING the same property which by deed dated January 9, 1961, and recorded in the Land Records of Queen Anne's County in Liber T.S.P. 58, folio 538, was granted and conveyed by James Ferrick and James W. Moore, Trustees of the Estate of Matthew Ferrick, Incompetent, et al., unto Frank J. Emala.

PARCEL TWO

ALL that farm or plantation, situate, lying and being on the public road leading from Centreville to Roesville, in the Sixth Election District of Queen Anne's County, State of Maryland, which is composed of two tracts or parts of two tracts of land, one called "Upper Deal" containing 221 acres, 3 roods and 18 perches of land, more or less, and the other called "Wright's Chance" containing 107 acres 3 roods and 36 perches of land, more or less, and secondly, all that tract of land situate on the south side of the public road between Carville Station and Hope, it being a part of the "Wilmer Farm" of the late Wrightson L. Lowe and containing 7.4 acres of land, more or less, and described in a deed from Robert E. C. Lowe et ux. to Sudler C. Tolson, dated February 5, 1913, recorded in Liber W.F.W. 3, folio 10, of the Land Records aforesaid, as follows:

"All of that farm or plantation, situate, lying and being upon the public road leading from Centreville to Rossville in Queen Anne's County, in the State of Maryland, which is composed and made up of two tracts or parts of two tracts, one called 'Upper Deal', and the other called 'Wright's Chance'. Beginning for 'Upper Deal' at a stone planted in the ground on the western side of a lane leading from the public road to the Feddeman farm and opposite the division fence between said farm and the land hereby described and runs thence the following courses: east 171 perches; south 1 degree 30 minutes east, 100 perches; south 67 degrees east, 12 perches; south 3 degrees and 30 minutes east 127 perches; south 71 degrees west 10 perches; south 1 degree and 30 minutes east 12 and 6/10 perches; west 56 and 1/2 perches; south 80 degrees west 35 perches; north 70 degrees west 46 and 1/2 perches; north 1 degree west 190 and 1/2 perches to the public road; north 83 degrees west 40 perches; south 74 degrees west 12 perches and thence to the beginning, containing 221 acres, 3 roods and 18 perches.

"Beginning for 'Wright's Chance' at a post (which may be

PLOTTED

found by running from the end of the sixth line of the above tracts across 'Nat's Adventure' south 20 degrees east 12 perches) and runs from said Post the following courses, to wit: south 6 degrees and 30 minutes east 186 and 1/2 perches, north 73 degrees west 183 perches, north 72 degrees east 52 perches; east 20 perches; north 115 perches, east 84 perches to the Beginning, containing 107 acres, 3 roods and 36 perches.

PLOTTED

"Secondly, all that tract of land situate on south of the public road between Carville Station and Hope, it being a part of the 'Wilmer Farm' belonging to the estate of the late W. L. Lowe and in the north western corner of the said farm, adjoining the Home Farm of the late Elizabeth Catharine Lowe and is contained within the following metes and bounds, courses and distances, to wit: Beginning in the middle of the aforesaid public road at a point opposite a stone, said stone being the boundary stone between the two farms belonging to the said estate of W. L. Lowe and running with the division line between these two farms south 45 minutes west 41 and 6/10 perches to a stone placed in the branch; thence south 74 degrees 45 minutes east; 8 and 3/10 perches to a persimmon tree; thence north 76 degrees east, 23 perches to a stone; thence north 35 degrees east 22 perches to the middle of the aforesaid public road, and opposite a stone; thence with the middle of said road north 64 degrees and 30 minutes west, 47 and 32/100 perches to the place of beginning, containing seven and four tenths acres of land, according to the survey of the same made by S. Chester Coursey, Surveyor for Queen Anne's County, Maryland, on August 20th, 1912."

SAVING AND EXCEPTING therefrom, however, those parts of said land described in the following deeds:

- ✓ 1. Deed from Wrightson Lowe, et ux. to Queen Anne's and Kent Railroad Company, dated October 31, 1872, and recorded in Liber J.W. 6, folio 358, of the Land Records of Queen Anne's County.
- ✓ 2. Deed from Robert E. C. Lowe, et al. to John E. George et al. dated May 14, 1912, and recorded in Liber W.F.W. 1, folio 409, of the Land Records of Queen Anne's County.
- ✓ 3. Deed from Sudler C. Tolson and Minnie L. Tolson, his wife, to Handy Robinson, dated April 30, 1918, and recorded in Liber W.F.W. 11, folio 527, etc., a Land Record Book for Queen Anne's County.
- ✓ 4. Deed from Sudler C. Tolson and Minnie L. Tolson, his wife, to William T. Hufnal, dated April 22, 1918, and recorded in Liber J.F.R. 2, folio 322 of the Land Records of Queen Anne's County.
- ✓ 5. Deed from Sudler C. Tolson and Minnie L. Tolson, his wife, to Handy Robinson, dated June 10, 1929, and recorded in Liber B.H.T. 9, folio 541, of the Land Records of Queen Anne's County.
6. Deed from Mary C. Tolson Morris, et al. to the State of Maryland to the use of the State Roads Commission of Maryland,

dated November 19, 1954, and recorded in Liber T.S.P. 19, folio 180, of the Land Records of Queen Anne's County.

7. Grant from M. Tolson Morris to the County Commissioners of Queen Anne's County dated September 11, 1957, and recorded in Liber T.S.P. 37, folio 15, of the Land Records of Queen Anne's County.

SUBJECT to the legal operation and effect of the following viz:

1. The rights and easements granted to The Chesapeake and Potomac Telephone Company by an indenture dated August 14, 1920, from Sudler C. Tolson and Minnie L. Tolson, his wife, and recorded in Liber J.F.R. 5, folio 272, of the Land Records of Queen Anne's County.

2. The rights and easements granted to the State of Maryland to the use of the State Roads Commission of Maryland, in the deed dated November 19, 1954, above set out.

3. The rights and easements granted to the County Commissioners of Queen Anne's County, in deed dated September 11, 1957, above set out.

4. The rights and easements granted to the Eastern Shore Public Service Company of Maryland by an indenture dated January 10, 1951, from Minnie L. Tolson, et al. recorded in Liber T.S.P. 1, folio 323, of the Land Records of Queen Anne's County.

5. The rights and easements, if any, granted to The Town Commissioners of Centreville by Minnie L. Tolson by instrument dated January 23, 1941, and recorded in Liber A.S.G.Jr. 4, folio 136, of the Land Records aforesaid.

BEING the same property which by Deed dated January 9, 1961, and recorded in the Land Records of Queen Anne's County in Liber T.S.P. 58, folio 552, was granted and conveyed by Mary Catherine Tolson Morris unto Frank J. Emala.

ALSO, SAVING AND EXCEPTING therefrom, all that lot of ground described in a Deed from Frank J. Emala to Paul Reese and wife dated October 1, 1970, and which Deed is recorded among the Land Records of Queen Anne's County in Liber C.W.C. 52, folio 560; and Grants from Frank J. Emala and Katherine E. Emala to the County Commissioners of Queen Anne's County, dated October 12, 1962, and January 23, 1968, and recorded in Liber T.S.P. 68, folio 535, and Liber C.W.C. 32, folio 667, of the Land Records aforesaid.

ALSO, SUBJECT to the rights and easements contained in the last-mentioned grants of October 12, 1962, and January 23, 1968.

2 BEING the same and all of the property conveyed unto Katherine Emala, et al. by Helen Ziemski, Personal Representative of Frank J. Emala, deceased, by deed dated April 24, 1974, recorded April 25, 1974, in Liber C.W.C. 83, folio 281, and by deed to Katherine Emala by Judith Whitby by deed dated April 26, 1974, recorded April 26,

1974, in Liber C.W.C. 83, folio 326, both land record books of Queen Anne's County, Maryland.

The aforesaid contiguous parcels are now known as "The Emala Farm".

AS WITNESS, our hands and seals the day and year first above written.

Witness:

_____[SEAL]
James E. Thompson, Jr.
Trustee

_____[SEAL]
Jacob Yosef Miliman
Trustee

STATE OF MARYLAND, COUNTY OF QUEEN ANNE'S, to wit:

On this, the _____ day of January, 1975, before me, the undersigned officer, personally appeared James E. Thompson, Jr., of Queen Anne's County, Maryland, and Jacob Yosef Miliman, of Baltimore City, Maryland, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires July 1, 1978

WILSON CLARK WOODLAND

Scale 1" = 300'

